



THOMAS MURRAY
PROPERTY



45 Main Street
Colmonell
KA26 0RY



Rear Elevation



Living Room



Living Room



Kitchen



Dining Garden Room



Kitchen

45 Main Street, Colmonell

Fabulous 3 bedroom detached house with great space at rear comprising garden, patio, detached garage and summer house/garden bar

The house is in super condition and has been fully modernised by the present owners of 13 years

The interior is nice and bright, well appointed and in good decorative order

Accommodation comprises

Hall

Living Room with wood burning stove

Sitting Room or 4th Bedroom

Fitted Kitchen through to

Dining Garden Room with wood burning stove

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Stylish Bathroom with free standing bath, separate shower, wash hand basin and WC

Oil fired central heating. Double glazed. Oak interior doors.

The garage has an up and over door, side door and light and power

The garden is in good heart and comprises lawn and gravel path

The summer house/garden bar is an excellent feature and comes with a covered veranda and loo

Around the immediate rear of the house is a mono blocked space providing ample room to park a number of cars. There is patio area.

This is a lovely home in move in condition. Viewing is essential

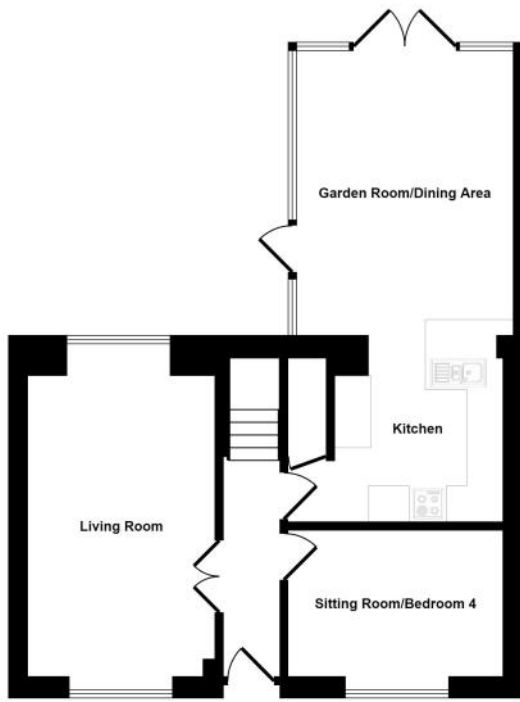
Girvan 11.2 miles | Ayr 32 miles | Glasgow 69 miles



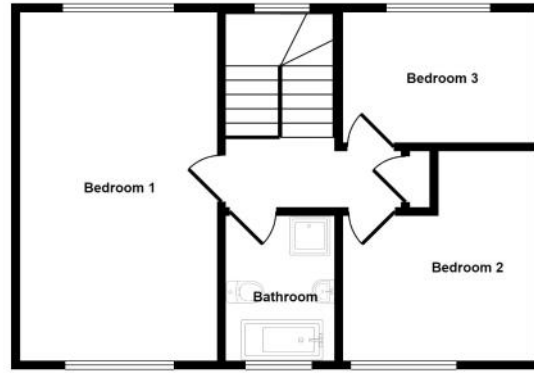
Living Room



Dining Garden Room



Ground Floor



First Floor

Living Room	16'7" x 10'6"
Sitting Room/Bedroom 4	8' x 11'11"
Kitchen	8'5" x 9'1"/3'5" x 2'7"
Dining/Garden Room	15'9" x 12'
Bathroom	7'11" x 6'1"
Bedroom 1	19'1" x 10'9"
Bedroom 2	11'5"/7'10" x 10'8"
Bedroom 3	7'4" x 10'7"
Garage	26'7" x 16'5"
Summer House/Garden Bar	12'9" x 11'3"



Hall



Hall



Sitting Room/Bedroom 4



Sitting Room/Bedroom 4



Hall/Stair



Kitchen



Living Room



Stairwell



Landing



Landing



View from Bedroom 3



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Bathroom



Dining/Garden Room





Summer House/Garden Bar



Summer House/Garden Bar



Garden



Garden

Location

The house is situated on the main street in a Conservation Area.

Colmonell is situated in lovely scenic surroundings in the Stinchar Valley. The village has a primary school. This area of south west Ayrshire is renowned for its scenery and mild climate. There are excellent golf courses at Girvan and Turnberry. There are good rivers for fishing, the most notable of which in the area is the River Stinchar. Galloway Forest Park and the National Trust's Culzean Castle and Park are within easy driving distance. Girvan provides primary and secondary schooling, a variety of shops, ASDA Supermarket, Hospital and a working harbour with moorings for pleasure craft. The railway station in Girvan has connections to Ayr and Glasgow. Girvan has a great beach.

Directions

Travelling south from Girvan on the A77 proceed to roundabout on the edge of town signpost Shallochpark. Here take second exit signpost A714 Barrhill & Newton Stewart. Continue on this road and before arriving in the small village of Pinwherry turn right at Daljarrock and continue on this narrow unclassified road. At T junction turn right and continue on A765 signpost Colmonell. Arriving at Colmonell proceed ahead on Main Street, the house is situated on the righthand side.

General Comments

Home report available upon request

Council Tax Band

C

Energy Efficiency Rating

D62

To view contact



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Email: enquiries@thomasmurrayproperty.com

Pre-sale Valuation and Appraisal | If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.

Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding is required in order for the transaction to proceed.

Offers |

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale |

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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